



Hitchcock County Board Minutes



Hitchcock County Board of Commissioners

Trenton, Nebraska
August 3rd, 2015

A meeting of the County Board of Commissioners of Hitchcock County, Nebraska was held at the Hitchcock County Courthouse Commissioner's Room, 229 East D Street, Trenton, Nebraska on Monday, the 3rd day of August, 2015 commencing at 9:00 o'clock a.m. Present were Chair Scott McDonald, Commissioners Paul Nichols and Ron Wertz and County Clerk Margaret Pollmann. Notice of the meeting was given in advance thereof by publication in the Hitchcock County News, the designated method for giving notice. Board agendas are posted on the County's website www.hitchcockcounty.ne.gov. Notice of the meeting was given to the Chair and all members of the Board. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public. The Open Meetings Act was available for review and Chair indicated the location of such copy in the room where the meeting was being held.

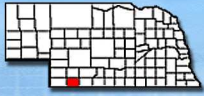
Member Nichols moved to approve the consent calendar consisting of the following items: 1. Approval of August 3rd, 2015 agenda; 2. Approval of the July 20th, 2015 meeting minutes. Member Wertz seconded the motion and after consideration the following members voted in favor of said motion: Nichols, Wertz, and McDonald. Motion carried.

Chelsey Fessler and Sarah Scott with the Nebraska Department of Revenue, Property Assessment Division joined the meeting.

Member Wertz moved to approve the following claims. Member Nichols seconded the motion and after consideration, the following members voted in favor of said motion: McDonald, Wertz, and Nichols. Motion carried.

GENERAL FUND:

General Fund Payroll -----	\$ 8,639.33
Capital Business Systems Inc., copier lease -----	\$ 189.64
Capital Business Systems Inc., printer lease -----	\$ 28.00
Community First Bank, FICA/OASI/Fed. -----	\$ 2,509.83
Barry Corer, meals/mileage -----	\$ 75.20
District 11 Probation Office, prorated share exp. 14-15 -----	\$ 2,983.34
Todd Hovey, blood draw -----	\$ 125.00
John E. Reid & Assoc., registration -----	\$ 550.00
Martha Keller, mileage -----	\$ 21.85
Lincoln Co. Clerk, probation costs -----	\$ 2,983.34
McCook Daily Gazette, publication -----	\$ 40.76
NE Dept. Rev., state tax -----	\$ 253.90
Retirement Plans Division Ameritas, retirement -----	\$ 1,200.96
SW Public Power, utility -----	\$ 40.26
T&J Repair, repair -----	\$ 232.29
Top Office Products, lease/supply/equipment-----	\$ 2,310.13
US Bank, meals/supply -----	\$ 45.22
Verizon Wireless, service -----	\$ 301.48
Walmart, supply/data process. -----	\$ 614.67
Ryan R. Wilcox, public defender contract -----	\$ 2,000.00



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ROAD FUND:

Road Fund Payroll -----	\$ 8,609.70
Community First Bank, FICA/OASI/Fed. -----	\$ 2,454.19
Dan's R Us Sanitation, service -----	\$ 19.50
J.D. Skiles Co., repair -----	\$ 93.88
Medical Enterprises, DOT Testing -----	\$ 36.00
Mentzer Oil Co., fuel -----	\$ 3,523.20
Michael Todd & Co., signs -----	\$ 867.57
NE Dept. Rev., state tax -----	\$ 277.27
Powerplan John Deere Financial, repair -----	\$ 1,276.20
Retirement Plans Division Ameritas, retirement -----	\$ 1,018.70
Richards Gravel Pit, gravel -----	\$ 6,604.50
SW Public Power, utility -----	\$ 26.00
T&J Repair, repair -----	\$ 61.00
Village of Trenton, utility -----	\$ 56.60
83 Repair, repair -----	\$ 824.70

Duane Dinnel joined the meeting and advised he was interested in listening to the boards' conversation with Assessor regarding CREP values in Hitchcock County.

Under public comment, Richard Hampton inquired as to 180 some parcels mentioned at the July 16th protest hearings. Mr. Hampton had been advised by a patron that his name was on said list. Chair McDonald and Member Nichols advised that they had checked and his name was not on said list. Chair McDonald thought that names/parcels on this list were commercial. Member Nichols advised that said list was being referred to as "red tagged" for review and reiterated that Mr. Hampton's name was not on the list. Member Nichols stated that the goal of the board was equalization of properties throughout the county through a three year sales formula process as well as inspection and review.

Assessor Bedore and assessment staff Trish Rippen and Terra Dutcher joined the meeting. Assessor Bedore presented requested information on parcel ID's 440018293, #440020297, #440026296, #440001617, and #440003997 and advised as to how values on said parcels were set for 2015 through review, onsite inspections, and the comparable sales files. Extensive discussion was held on each parcel. Values will be updated throughout the county as the Assessment staff continues to review and inspect properties.

Attorney Garner joined the meeting.

Assessor Bedore provide information as to the process used to identify agricultural and horticultural land classified as CREP, CRP, EQUIP and other government programs. Mrs. Bedore explained how information was obtained to identify 3,886 acres of CREP, 6,563 of CRP, and 88 acres of EQUIP for a total of 10,538 acres in these three programs within the County. Spreadsheets and maps were provided showing sales of property in government programs. Extensive discussion held on sales of CREP acres and the process of setting values for the same. Mr. Dinnel advised as to a property he purchased and his estimation of CREP acre value on said purchase. Assessor Bedore advised there were 12 CREP sales and only five CREP Sales Summary Sheets were presented at the meeting.

Member McDonald moved to direct chair to execute the Subgrant Agreement for Child Support Enforcement Service by and between the County and the Nebraska Department of Health and Human Services Child Support Enforcement Program. Member Nichols seconded the motion and after consideration the following member voted in favor of the motion: McDonald, Wertz and Nichols. Motion carried.



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No action was taken on Agenda Item #5, Capital Business Systems Inc copier lease and Item #6 Stop sign study and Resolution 15-11. These items will be placed on the August 17th meeting agenda.

Custodian Karen Wertz presented a proposal for restroom renovations from Snell Services and discussion was held on the same.

The Treasurer was in receipt of \$18 from Centurytel and \$1.00 from Vonage Tax Account for 911 surcharges, credited to the 911 Emergency Services Fund; \$7.10 from Manuel Corp. for delay rental, \$57.27 from Central Crude for oil production, both credited to the General Fund.

Member Nichols moved to adjourn and to meet for the next regular meeting on Monday, August 17th, 2015 at 9:00 a.m. Member McDonald seconded the motion and the roll was called with the following members voting in favor of said motion: Wertz, Nichols, and McDonald. Motion carried.

ATTEST:

Scott McDonald, Chair
Hitchcock County Board of Commissioners

Margaret M. Pollmann, County Clerk